

17.22.030 Permitted encroachments

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Encroachments into required yards shall be permitted as provided in Table 17.22-3 (Permitted Encroachments), subject to the specific limitations applicable to the particular encroachment described.

TABLE 17.22-3

PERMITTED ENCROACHMENTS

P= Permitted NP= Not permitted;

Where a dimension is given, it indicates the maximum projection into the required yard unless otherwise specified

No permitted encroachments are allowed in the sight triangle as described in Section 17.22.010 E

Type of Structure or Use Encroachment	Required Yards			
	Front Yards, Exterior Side Yards And Rear Yards of Through Lots	Interior Side Yards	Rear Yards	Landscape Buffer Yards
Accessibility Ramps	P	P	P	P
Air Conditioner Window Units	P, 18 inches	P, 18 inches	P, 18 inches	P, 18 inches
Arbors and Trellises	P	NP	P	P
Balconies	P, 30 inches	P, 30 inches	P, 30 inches	P, 30 inches
Basketball standards and backboards	P	P	P	NP
Bay Windows no more than 1 story in height and occupying no more than 33% of the exterior length of the wall	P, 30 inches	P, 30 inches	P, 30 inches	P, 30 inches
Canopies accessory to gas stations, drive-through restaurants, drive-through banks, etc.	P but must comply with yard requirements for parking facilities	P but must comply with yard requirements for parking facilities	P but must comply with yard requirements for parking facilities	NP
Cantilever	NP	NP	NP	NP
Chimneys	P, 30 inches	P, 30 inches	P, 30 inches	P, 30 inches

17.22.030 Permitted encroachments

Compost Piles, Firewood Storage, Refuse and Recycling Receptacles (except when temporarily placed near the street for collection)	NP	NP	P	NP
Decks/Raised Patios	NP	P, min. 3 ft. from lot line	P, min. 3 ft. from lot lines	NP
Dog houses and dog runs	NP	NP	P	NP
Eaves, including gutters	P, 30 inches	P, 30 inches	P, 30 inches	P, 30 inches
Fences	P, except per 17.22.	P	P	P
Fire Escapes (Open)	NP	P	P	P
Flag Poles	P	P	P	P
Garages, Detached (RT Districts)	P in exterior side yard in RT-2, RT-3, & RT-4, but shall be min. 15 ft. from right of way	P, min. 3 ft. from lot line	P, min. 5 ft. from rear lot line w/o alley, min. 3 ft. from side lot line and from alley	NP
Garages, Detached (other than RT Districts)	NP	P, min. 3 ft from lot line	P, min. 5 ft from rear lot line w/o alley, min. 3 ft from side lot line and from alley	NP
Gazebos	NP	NP	P, min. 3 ft. from lot lines	P
Hot Tubs	NP	P, min. 3 ft. from lot line	P, min. 3 ft. from lot lines	NP

17.22.030 Permitted encroachments

Landscape plantings, ornamental lighting, and benches, statues, bird baths, sculptures, and similar decorative fixtures	P	P	P	P
Laundry Drying Equipment (clotheslines and poles)	NP	P	P	NP
Marquees, Awnings and Canopies	P, maximum 30 inches	P, maximum 30 inches	P, maximum 30 inches	NP
Ground mounted mechanical equipment units, including central air conditioning, heating, ventilating, compressors, pool and filtering equipment	NP/P1	P, min.5 ft. from lot line	P, min. 5 ft. from lot lines	NP
Non-commercial wireless antennas (amateur radio)	NP	NP	P, min. 3 ft. from lot lines	NP
Outdoor Fireplaces	NP	NP	P, min. 3 ft. from lot lines	NP
Parking lots,surface, drive-thru lanes, and access aisles	See Chapter 17.24, Off-Street Parking, Loading and Access	See Chapter 17.24, Off-Street Parking, Loading and Access	See Chapter 17.24, Off-Street Parking, Loading and Access	NP
Patio, at Grade	P, maximum 8 ft. encroachment; P in RT districts	P, 3 ft. from lot line; P in RT districts	P, 3 ft. from lot line; P in RT districts	NP
Pergola	P, maximum 8 ft. encroachment in the RT and CBD-2 districts, if directly adjacent to principal structure; NP in other districts	P, 3 ft. from lot line in RT and CBD-2 districts; NP in other districts	P, 3 ft. from lot line	P

17.22.030 Permitted encroachments

Playground and recreational equipment and play houses accessory to residential uses, except basketball standards and backboards	NP	NP	P, min. 3 ft from lot lines	NP
Porches, Enclosed (including screened-in porches)	NP	NP	NP	NP
Porches, Unenclosed	P, maximum 8 ft. encroachment	NP	P, maximum 8 ft. encroachment	NP
Refuse enclosure (subject to standards for Fences and Walls and per 17.26.120)	NP	P, 3 ft from lot lines	P 3 ft from lot lines	NP
Satellite Dish Antenna, Small	NP/P1	NP/P1	P	NP/P1
Satellite Dish Antenna, Large	NP	NP	P, 5ft from lot lines	NP
Sheds and Private Greenhouses	NP	P, min. 3 ft. from lot line	P, min. 3 ft. from lot lines	NP
Sidewalks and walkways	P	P	P	P
Signs, subject to Chapter 17.28, Signs	P	P	P	NP
Stairways and Steps, 4ft. high or less, extending not more than 30 inches into the required yard or, if there is a front porch, 30 inches from the porch	P	P	P	P
Stoop	P, maximum 8 ft. encroachment; In RT Districts, maximum 4 ft. encroachment from a structure that has a nonconforming front yard or exterior side yard setback.	P, minimum as required by building code	P, 3 ft. from lot line	NP
Swimming Pool & Swimming Pool Deck	NP	P, 10 ft. from lot line in RE, RS and RT districts: NP in other districts	P, 10 ft. from lot line in RE, RS and RT districts: NP in other districts	NP
	For corner lots, where a Swimming Pool is located within a rear yard abutting an interior side yard or front yard of an adjacent lot, screening shall be provided in accordance with Section 17.26.070(C).			

17.22.030 Permitted encroachments

Sports Courts, excluding those located on park/playground or school sites	NP	NP	P, min. 10 feet from lot lines	NP
Transformers, switchgear, and other utility installations	P	P	P	P

1 Where it is impractical to locate mechanical equipment within the interior side or rear yard of a single family or two family dwelling, the Building Commissioner may approve an alternative location in the yards indicated, provided the mechanical equipment is screened from view from adjoining property and public streets in accordance with Section 17.26.120.

1 Where a Small Satellite Dish Antenna cannot receive a clear signal within the yard and setback requirements of the zoning district or the rear yard, the dish may be located in an alternative location in the yards indicated in compliance with Section 17.22.020 Communication Antennas.

(2019-Z-10 : § 2; 2017-Z-9 : § 2,3,4; 2016-Z-11 : § 6-11; 2008-Z-24 : § 14; 2008-Z-20 : § 3; 2002-Z-24 : § 1; 2002-Z-14 : § 1; 2002-Z-9 : § 4; 1994-Z-9 : § 1; 1993-Z-15 : § 1 & 2; 1988-Z-21 : § 1; 1983-Z-6 : § 1; 1983-Z-3 : § 1; 1979-Z-7 : § 1; 1963-12 ; 1960-16 : § IV (K); 1960-16 : § IV(J))